AGENDA
GRAND MARAIS PLANNING COMMISSION
August 2, 2023, 5:15 P.M.

A. CALL TO ORDER

B. CONSENT AGENDA

1. ROLL CALL

2. ADOPT AGENDA

3. APPROVE MINUTES

C. PUBLIC HEARINGS

-Knierim and Sugnet Variance Request

-Gecas Conditional Use Permit Request

D. OTHER BUSINESS

-Solid Waste Ordinance Review

ADJOURN

Planning Commission Minutes
July 5, 2023

The meeting was called to order by Commissioner Moody at 5:15 p.m.

Members present:	Anton Moody, Stacey Hawkins, and Ben Peters
Absent:	Brandon Batchler and Michael Garry
Staff Present:	Patrick Knight
Others Present:	

Motion by Peters, seconded by Hawkins to approve the consent agenda. Approved unanimously.

The Commission discussed revisions to the City's solid waste management ordinance, including dumpster requirements, dumpster screening requirements and transportation service requirements. The Commision determined that they would like additional input from the city council before recommending changes to the ordinance.

The meeting was adjourned at 5:58 p.m.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Patrick Knight, Communications Director
DATE: July 28, 2023
SUBJECT: Knierim and Sugnet Variance Request

Request: Anne Sugnet and Mark Knierim are requesting a 5 ft. setback variance on the south side of their lot, facing the street and a 10 ft. setback variance variance on the west side. Allowing them to situate a home in the southwestern-most corner of their property.

Location of Property: Tax Parcel ID: 80-312-0180. legally described as: 20 Township: 61n Range:1e Central Addition Lots 18-19-20 Blk 12

Condition of Property: This approximately 100' x 70' lot is zoned R-1 Residential District. Neighboring properties are residential.

Items To Be Considered: In the City of Grand Marais a variance can be granted only if all of the following apply:

1. The variance is in harmony with the purpose and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
5. The variance, if granted, will not alter the essential character of the locality.

Relevant Zoning Purpose Statement:

152.04 R-1 Residential District

> *Purpose*. The R-1 Residential District is intended to provide a healthy, safe and attractive residential environment, protect property values and the environment and offer a variety of housing types that meet people's lifecycle and affordability needs, both year-round and seasonal.

Relevant Comprehensive Plan Section:

GOALS AND POLICIES

Goal
To create a framework for public and private decision making affecting the City of Grand Marais that:

1. Protects and enhances the natural resources of Grand Marais.
2. Provide economic opportunity for residents.
3. Respect the needs and desires of residents.
4. Provide for a full mix of land uses without adverse impact.
5. Recognizes the recreational and aesthetic value of the area to residents and visitors.
6. Ensures consistency of actions.

RESIDENTIAL AREAS

Goals

- To provide a healthy, safe and attractive residential environment.
- To protect property values and the natural environment through the harmonious relationship of land use, highways and natural features.
- To provide a mix of residential options both seasonal and year round, and for all income levels.

Policies

- Require off street parking for all new homes and Bed and Breakfast homes.
- Sensitive orientation, spacing, placement and appearance of all new structures will be encouraged to seek compatibility with natural topography and vegetation.
- Low intensity residential and recreational uses are preferred.
- Infill of existing residential areas should be encouraged before expansion of new residential areas.

Community Vision

---

1. Support and enhance local business
2. Encourage expansion of sustainable energy uses
3. Develop access to housing that all people can afford throughout their lives
4. Expand education for the mind, body, and soul
5. Invest in safe, people-friendly infrastructure that supports active living
6. Enhance the community's deep connection to the outdoors, and active engagement of the environment

Land Use Permit Application

General Information

Name: First Mark | Middle Alan Knierim | Last 08/18/23

Organization: Name N/A

Mailing Address: Address 3245 38 Avenue South | City Mpls. | State MN | Zip 55406

Physical Address: Address 3245 38 Avenue South | City Mpls. | State MN | Zip 55406

Contact: Phone N/A | Cell 612 290-1159 | Email mknierim@macalester.edu

Property Description

Zone District: R-1

Property Identification Number or Legal Description: 80-312-0180

Structure Data

1. Structure Dimensions:
   - A. Length: 36 ft
   - B. Width: 35 ft
   - C. Basement Area: N/A ft
   - 1st Floor Area: 1260 ft
   - 2nd Floor Area: 700 ft
   - Total Area: 1960 ft

2. Type of Constructions:
   - ☒ Wood Frame
   - ☐ Masonry
   - ☐ Metal
   - ☐ Log
   - ☐ Pole Building
   - ☐ On-site Prefab
   - ☐ Off-site Prefab
   - ☐ Other (specify)

3. Maximum Building Height: 23 ft.
   23 ft.

4. Cost of Improvements: $ $250,000

5. Documents Attached:
   - ☐ Sketch Plan
   - ☒ Elevation View
   - ☒ Plan View
   - ☒ Lot Survey
   - ☐ Other (specify)

Project Information

1. Type of Project
   - [x] New Building
   - [ ] Addition
   - [ ] Relocation
   - [ ] Foundation Only
   - [ ] Fence
   - [ ] Other (specify)

2. Proposed Use
   - [x] Single Family
   - [ ] Multi Family
   - [ ] Public
   - [ ] Commercial
   - [ ] Industrail
   - [ ] Other (specify)

3. Lot Dimension Data

A.	Area in squared feet :	7000	ft
B.	Lot width at building line:	70	ft
C.	Lot depth:	100	ft
D.	Lake/Stream setback:	N/A	ft
E.	Vegetation setback:	N/A	ft
F.	Road setback:	18	ft
G.	Right of way setback:		ft
H.	Side lot setback:	25/8	ft
I.	Rear lot line setback:	8	ft

4. Structure Type:
   - [x] Residence
   - [ ] Garage
   - [ ] Office
   - [ ] Storage
   - [ ] Commercial
   - [ ] Industrial
   - [ ] Warehouse
   - [ ] Deck

5. Lake/Stream Name: _____

6. Lake/Stream I.D. Number: _____

7. Sewage Disposal:
   - [x] Public
   - [ ] Drainfield
   - [ ] Holding Tank
   - [ ] Alternative System

8. Water Supply:
   - [x] Public
   - [ ] Private Well

I hereby certify with my signature that all data on my application form, and all attached plans and specifications, are ture and correct to the best of my knowledge.

Signature of Applicant(s): Mark Alan Knierim
Mark Alan Knierim (Jul 18, 2023 14:46 CDT)

Date: mm/dd/yyyy Jul 18, 2023

supporting documents must be attached or emailed to: **cityhall@grandmarais.city**

Please be as complete as possible. Include all of the items listed below where possible:

General Checklist

- [x] Scale
- [ ] North Arrow
- [ ] Lot Dimensions
- [x] Structure Location
- [x] Lot Setback
- [x] Road Setback
- [x] Lot Survey
- [ ] 1 Set of Blueprints

Water Resource Checklist

- [ ] Location of Floodway
- [ ] Location of Flood Fringe
- [ ] Ordinary High Water Mark
- [ ] Setback From OHWM
- [ ] Present Water Line
- [ ] Existing Know Drainage
- [x] Location of Wetland Areas
- [x] Location of Sewer & Water Connections

to be filled out by administrative staff

Approved: ☐ Denied: ☐ Initial: _____ Date: _____ Fee: $ _____ paid: ☐

800

SET BACK

798

100'

808

AREA OF FILL
850 #

PROPOSED
HOME

796

798

36'-0"

SET BACK

10'-0"

5'-0"

796

15'-0"

35'-0"

25'-0"

794

794

10' DRIVE

70'

792

792

ROA

N

THIRD STREET

℄

END OF PAVEMENT →

KNIERIM · SUGNET SITE PLAN

PREPARED BY RICHARD OLSON 7·17·23

0' 5' 10' 20'

Land Use Permit Application

Final Audit Report 2023-07-18

Created:	2023-07-18
By:	Patrick Knight (communications@grandmarais.city)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6HDvqDZxXCwP45upAFKL39Yf9A38ZBTY

"Land Use Permit Application" History

Web Form created by Patrick Knight (communications@grandmarais.city)
2023-05-10 - 8:22:09 PM GMT

Mark Alan Knierim (mknierim@macalester.edu) uploaded the following supporting documents:
File Attachment 1
2023-07-18 - 7:46:39 PM GMT

Web Form filled in by Mark Alan Knierim (mknierim@macalester.edu)
2023-07-18 - 7:46:39 PM GMT- IP address: 97.116.188.77

Email verification link emailed to Mark Alan Knierim (mknierim@macalester.edu)
2023-07-18 - 7:46:41 PM GMT

Email viewed by Mark Alan Knierim (mknierim@macalester.edu)
2023-07-18 - 7:47:00 PM GMT- IP address: 66.102.6.42

E-signature verified by Mark Alan Knierim (mknierim@macalester.edu)
2023-07-18 - 7:47:08 PM GMT- IP address: 97.116.188.77

Agreement completed.
2023-07-18 - 7:47:08 PM GMT

Land Use Variance Application

General Information

Applicant is: Owner ■ Buyer ☐ Agent ☐ Other (Explain): ☐

Name: First Mark | Middle Alan Knierim | Last 08/18/23

Organization: Name N/A

Mailing Address: Address 3245 38 Avenue South | City Mpls.,MN | State 08/18/23 | Zip 55406

Physical Address: Address 3245 38 Avenue South | City Mpls. | State MN | Zip 55406

Contact: Phone N/A | Cell 612 290-1159 | Email mknierim@macalester.edu

Property Address: 80-312-0180

Legal Description: Sec: 20 Twp: 61.0 Rg: 1 Lot: Blk: Acres: .16 Lots 18-19-20 BLK 12

Sec: 20 Twp: 61.0 Rg: 1 Lot: Blk: Acres: .16 Lots 18-19-20 BLK 12

Current Use of Property: Vacant

Vacant

Vacant

Intended Use of Property: ---Pls.see our answers to below questions on accompanying docs.---

---Pls.see our answers to below questions on accompanying docs.---

---Pls.see our answers to below questions on accompanying docs.---

Section of Ordinance from which variance is requested:

Brief Summary of Why a variance is requested:

A variance may be granted where the strict enforcement of the City Zoning controls will result in practical difficulties, determied by each of the following five criteria. Summarize the facts as to your property in to each of the five factors

If additional space is needed send email to: ***cityhall@grandmarais.city***
subject: (your last name) variance factors.

1. Facts showing the variance is in harmony with the purpose and intent of the ordinance:

2. Facts showing the variance is consistent with the comprehensive plan:

3. Facts showing the proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance:

4. Facts showing the plight of the landowner is due to circumstances unique to the property and not created by the land owner:

5. Facts showing the variance if granted will not alter the essential charachter of the locality:

Applicant Signature: Mark Alan Knierim — Mark Alan Knierim (Jul 18, 2023 14:51 CDT) — Date: mm/dd/yyyy Jul 18, 2023

Co-Applicant Signature: Mark Alan Knierim — Mark Alan Knierim (Jul 18, 2023 14:51 CDT) — Date: mm/dd/yyyy Jul 18, 2023

Owner (if other than applicant) Signature: Mark Alan Knierim — Mark Alan Knierim (Jul 18, 2023 14:51 CDT) — Date: mm/dd/yyyy Jul 18, 2023

Co-Owner (if other than applicant) Signature: Mark Alan Knierim — Mark Alan Knierim (Jul 18, 2023 14:51 CDT) — Date: mm/dd/yyyy Jul 18, 2023

Knierim/Sugnet Variance Application answers July 2023

Current Use of Property:

Vacant

Intended use of the property

We want to build a modest home as our permanent residence. The footprint of structure is 1190 sq. ft., which includes a single car garage. The house will have a second floor of 595 sq. ft..

Section of Ordinance from which the variance is requested:
Municipal code 152.16, Setbacks for R-1

Brief summary of why the variance is requested:

We are requesting a 5 ft. variance on the south side of the lot, facing the street and a 10 ft. variance on the west side. This will allow us to situate the home in the southwestern-most corner of the property, constructing the home while demonstrating avoidance and minimization of impacts to the surrounding wetland.

1. Facts showing variance is in harmony with the purpose and intent of the ordinance:

We seek to build a modest, economical, energy-efficient home that will support property values and add to city's stock of residential dwellings.
We see the wetland as a positive attribute of the site and will work to avoid impacting it as much as possible. Our plan is to use landscaping that is harmonious with the surrounding natural environment and to use materials and finishes on the house that blend in to the natural surroundings and are harmonious with our neighbors' homes.

2. Facts showing the variance is consistent with the comprehensive plan:

As stated above, with the variance we would avoid impacting the existing wetland as much as possible. Our dwelling will be built in a manner that will protect property values and the natural environment thru the harmonious relationship of land use and natural features, including sensitive orientation and placement of the dwelling with the natural topography and vegetation of the site.

3. Facts showing the proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.

Current setbacks situate a portion of the building site in the wetland requiring a wetland replacement plan. If a variance is granted, it would allow us to situate our home in the southwest corner of the site, demonstrating avoidance and minimization of impacts to the surrounding wetland.

4. Facts showing the plight of the landowner is unique to the property and not created by the land owner:

The wetland exists on the property and we wish to minimize our impact on it as much as possible.

5. Facts showing the variance if granted will not alter the essential character of the locality.

The lot is zoned R-1. Our home will be in accord with the neighborhood in that it will be modest in size, using materials and finishes that are harmonious with current neighboring homes and with the surrounding landscape.

800

SET BACK

798

100'

808

AREA OF FILL
850 #

PROPOSED
HOME

796

798

36'-0"

SET BACK

10'-0"

5'-0"

796

15'-0"

35'-0"

25'-0"

794

794

10' DRIVE

70'

792

792

ROA

N

THIRD STREET

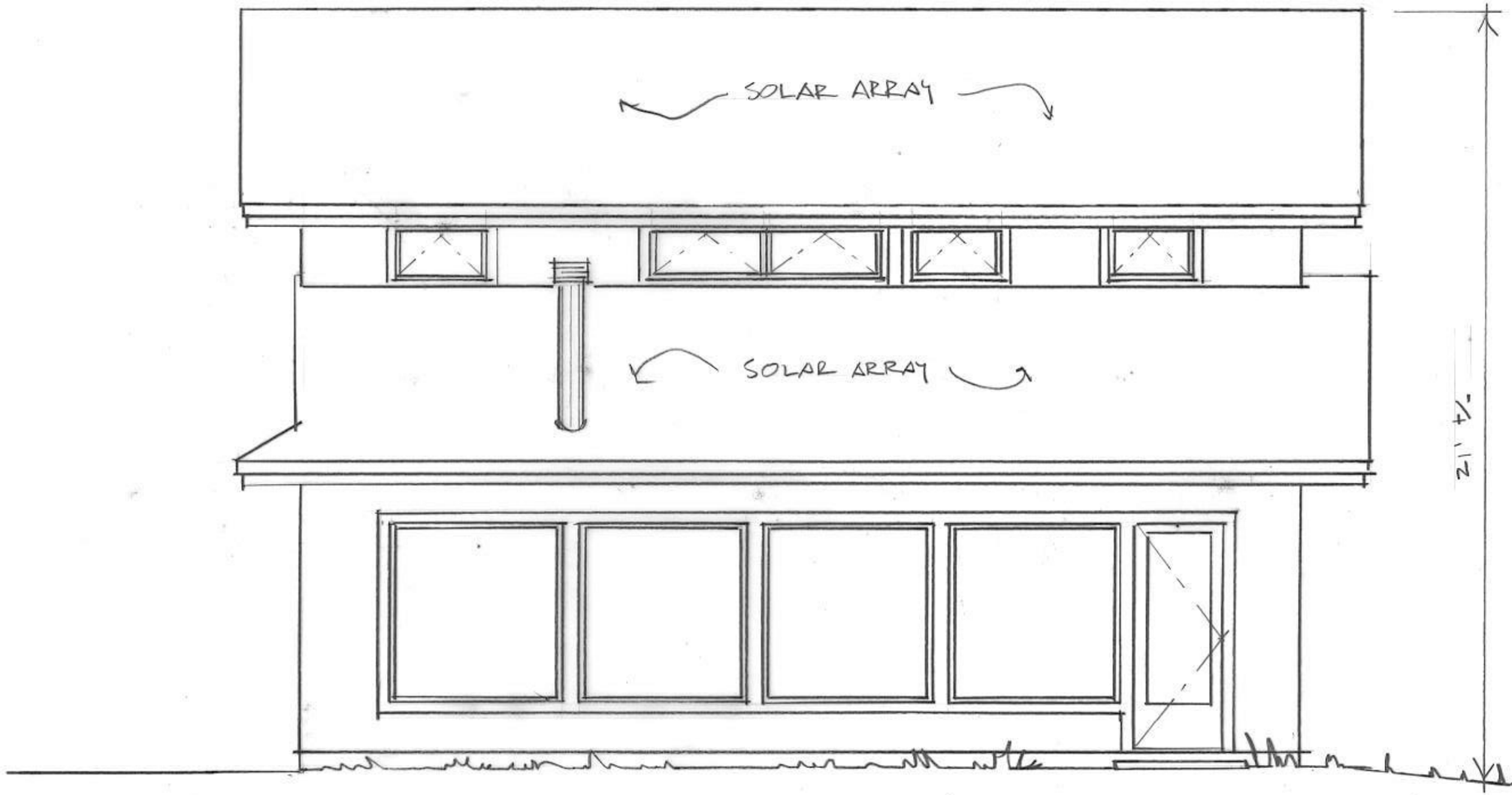
℄

END OF PAVEMENT →

KNIERIM · SUGNET SITE PLAN

PREPARED BY RICHARD OLSON 7·17·23

0' 5' 10' 20'



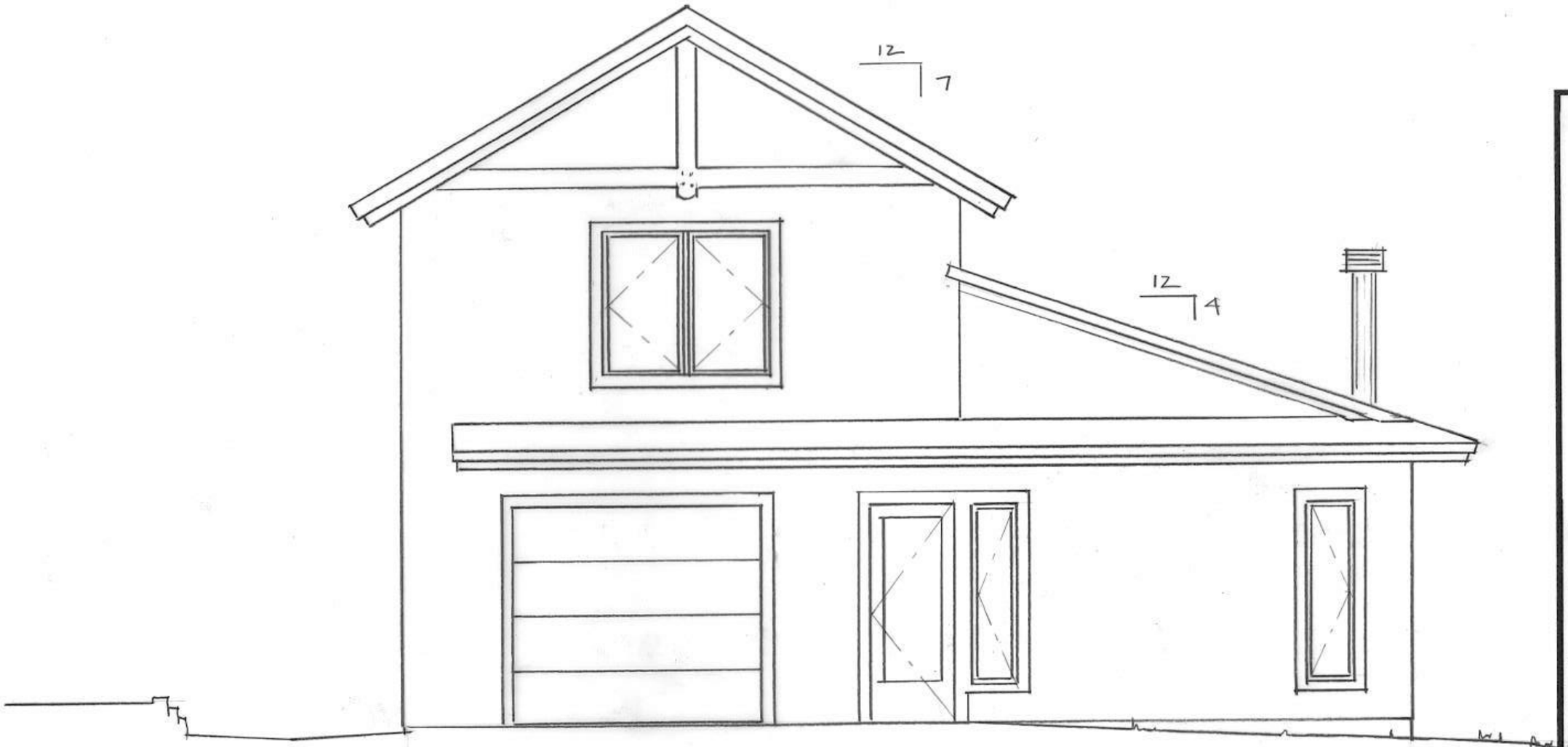
SOUTH ELEVATION
1/4" = 1'-0" RJO

richard j. olson CID
certified interior design
27 arrowhead trail
po box 99
hovland, mn 55606
p: 218.475.0168
f: 218.475.0169
ricson@boreal.org
www.richardjolson.com

Owner
MARK KNIERIM
ANNE SUOMET

Document Date	
By	Date

Project
NEW HOME
GRAND MARAIS, MN



WEST ELEVATION
1/4" = 1'-0" RJO

richard j. olson CID
certified interior design

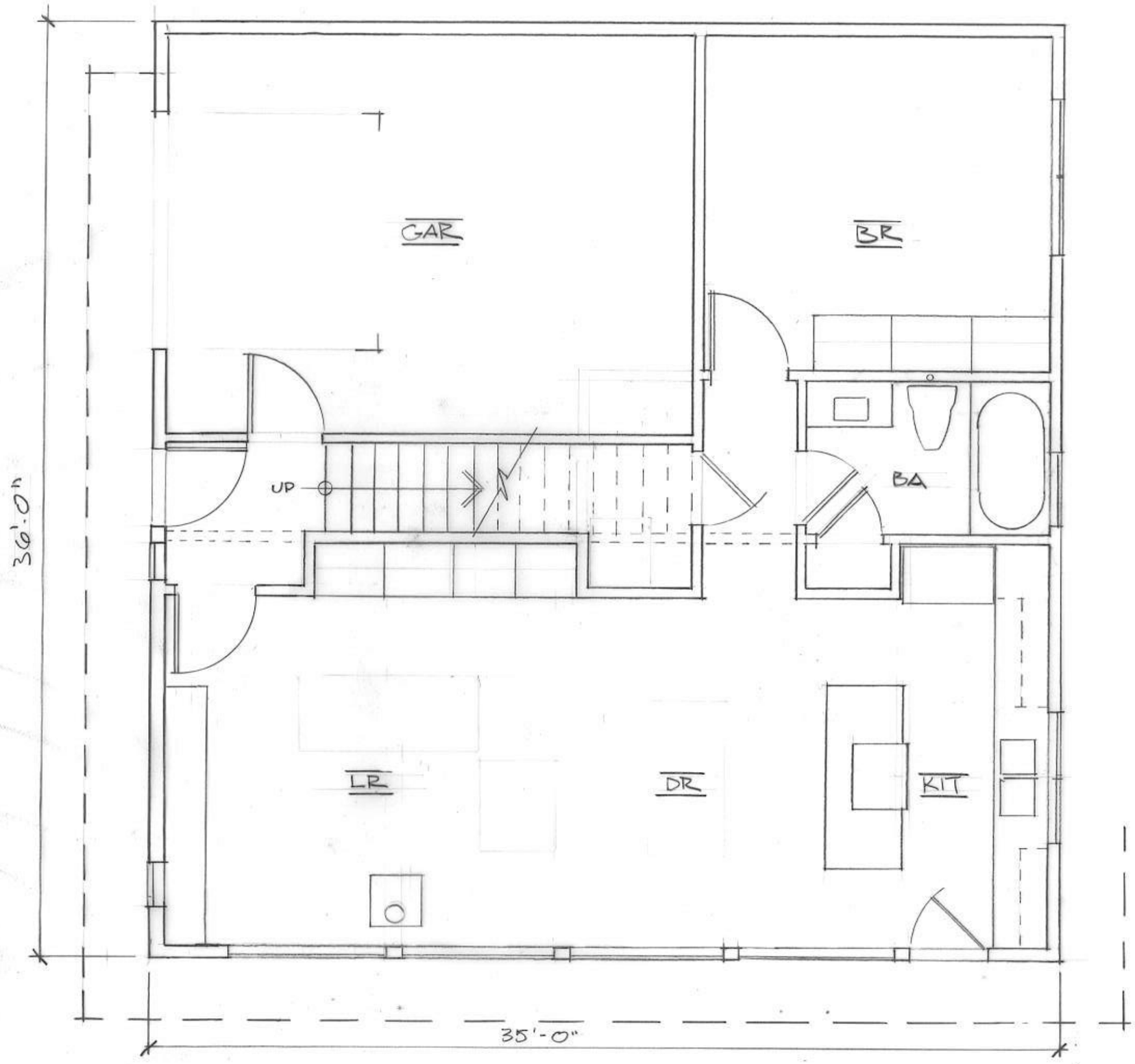
27 arrowhead trail
po box 99
hovland, mn 55606
p: 218.475.0168
f: 218.475.0169
rjcson@boreal.org
www.richardjolson.com

EnvironDesign

Owner
MARK KNIERM
ANNE SUGNET

Document Date	
By	Date

Project
NEW HOME
GRAND MARAIS MN



MAIN FLOOR PLAN
1/4" = 1'-0" RJO

N

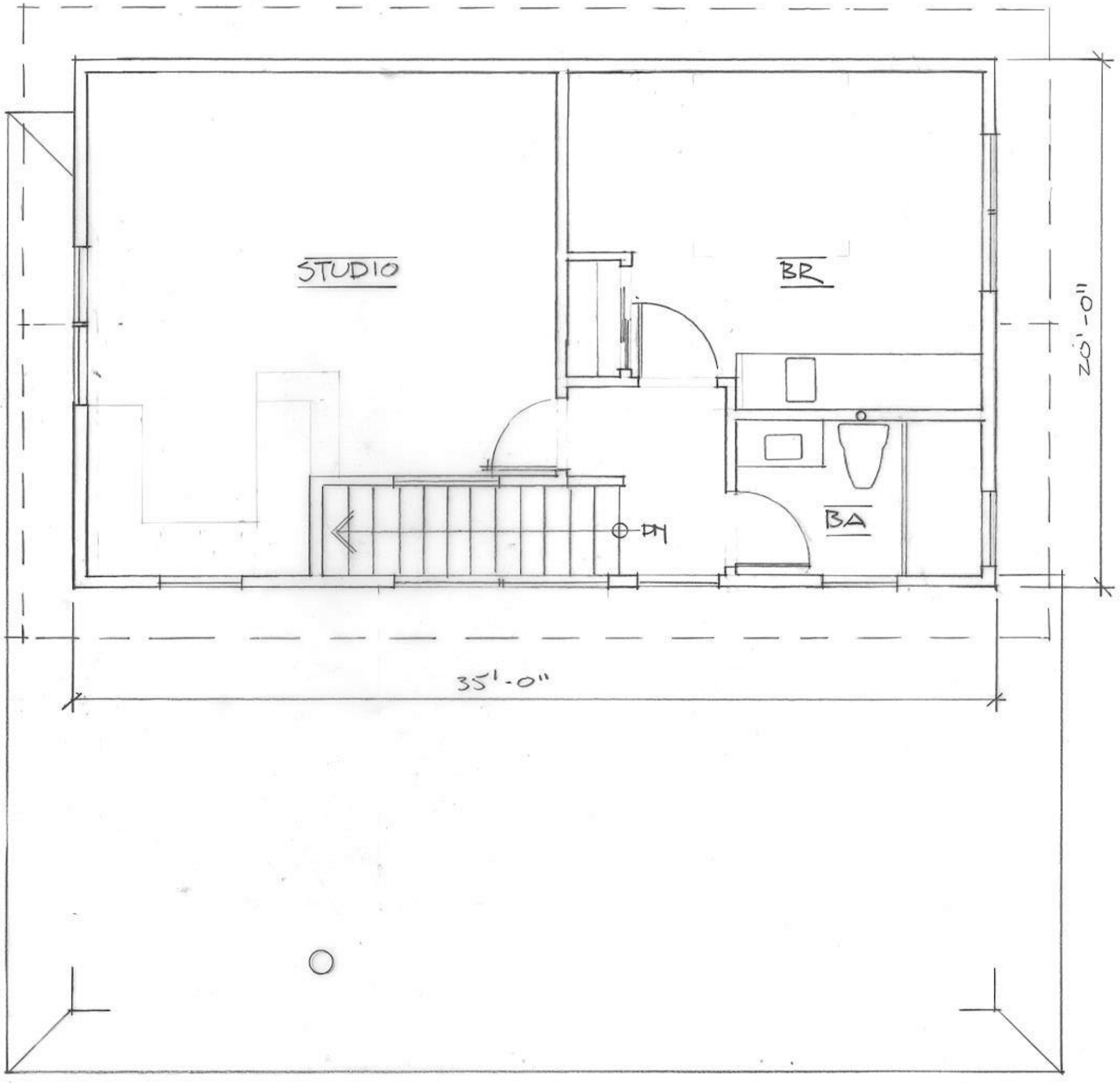
richard j. olson CID
certified interior design
27 arrowhead trail
po box 99
hovland, mn 55606
p: 218.475.0168
f: 218.475.0169
ricson@boreal.org
www.richardjolson.com

Environ Design

Owner
MARK KHIERIM
ANNE SUGNET

Document Date	
By	Date

Project
NEW HOME
GRAND MARAIS, MN



UPPER FLOOR PLAN
1/4" = 1'-0" R20

richard j. olson CID
certified interior design

27 arrowhead trail
po box 99
hovland, mn 55606
p: 218.475.0168
f: 218.475.0169
rjolson@boreal.org
www.richardjolson.com

EnvironDesign

Owner
MARK KNIERIM
ANNE SUGNET

Document Date

By	Date

Project
NEW HOME
GRAND MARAIS, MN

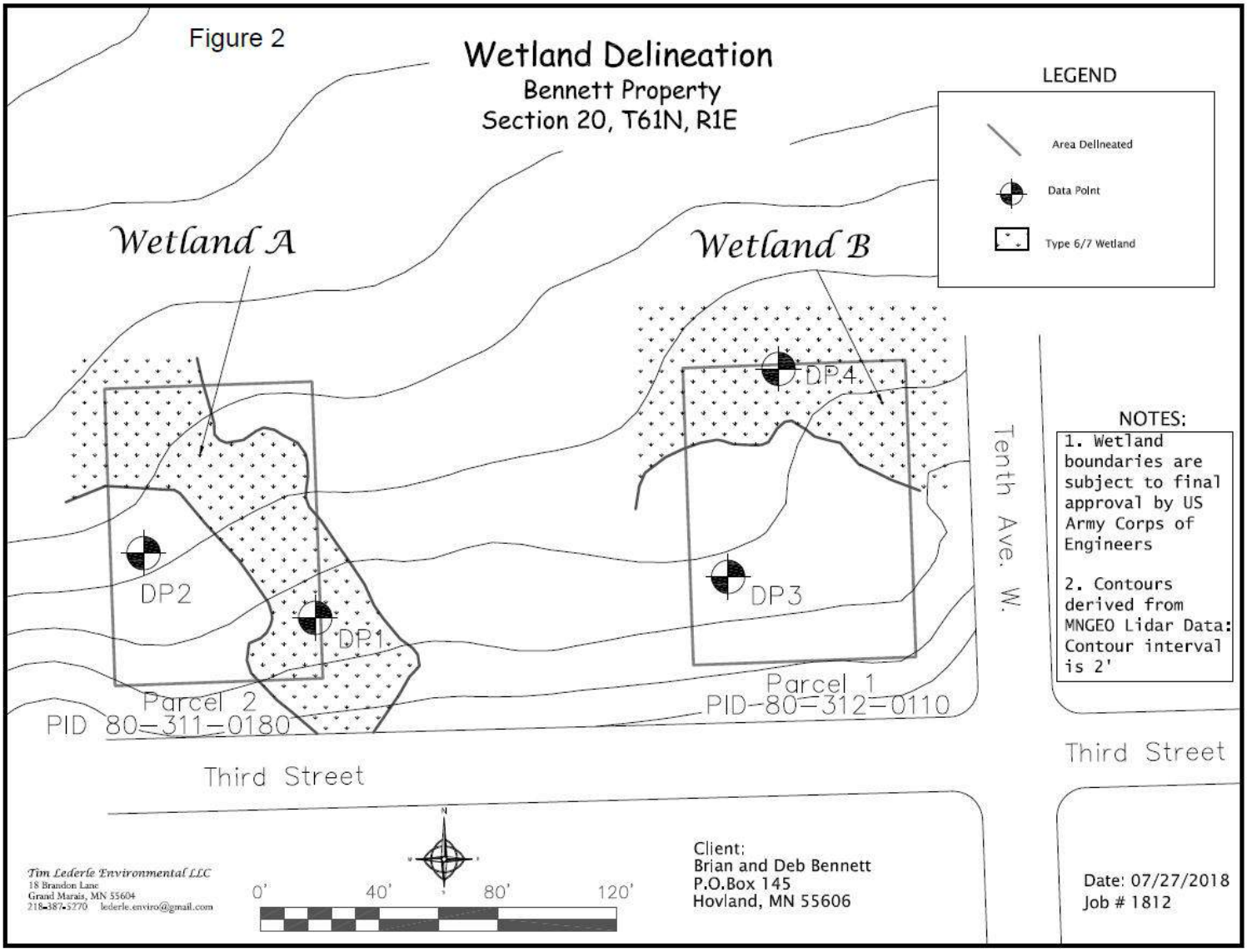
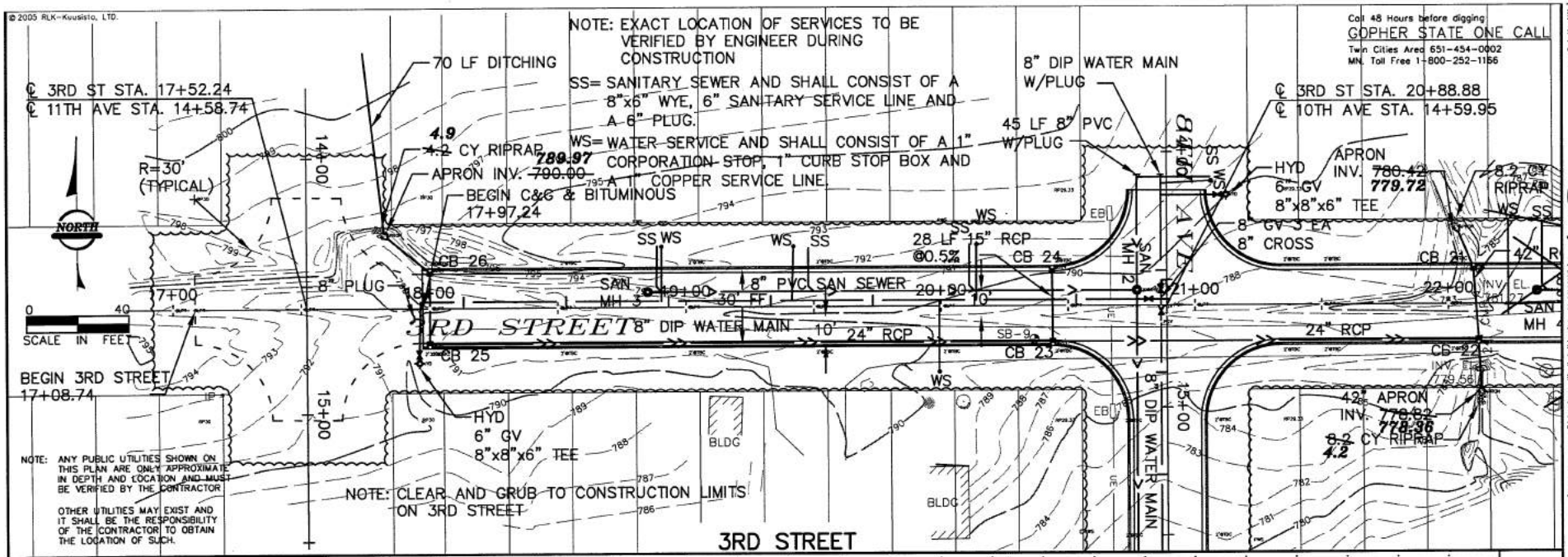
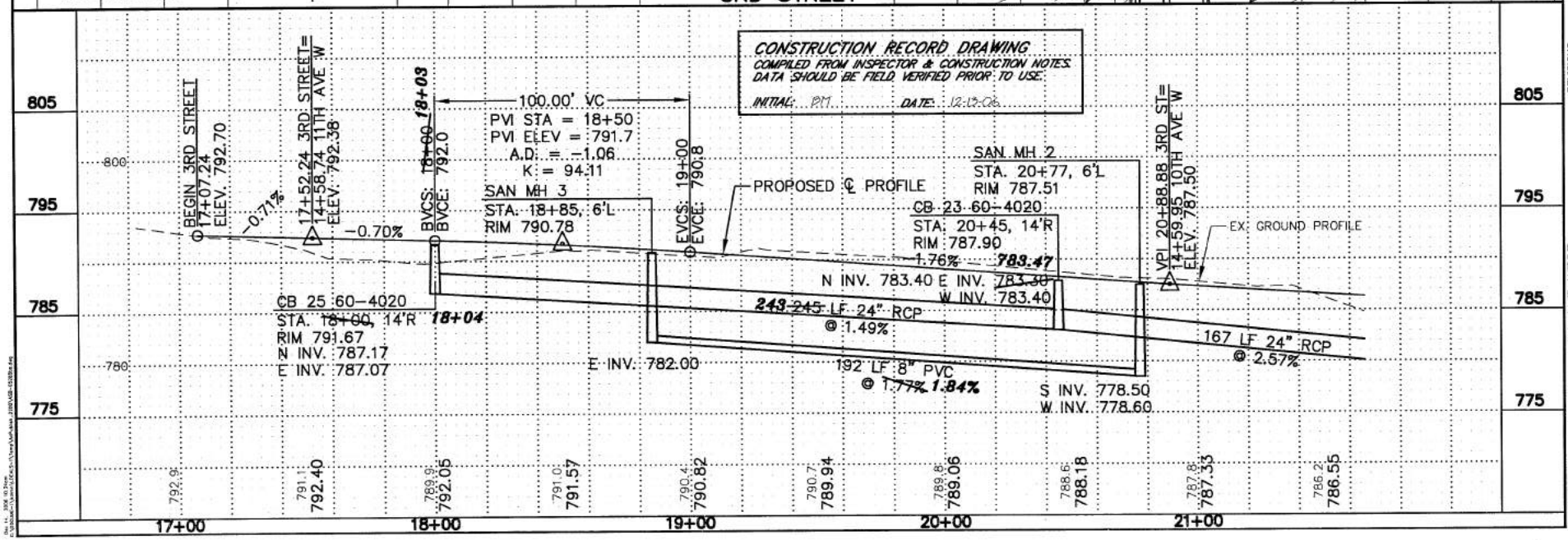


Figure 2
Wetland Delineation
Bennett Property
Section 20, T61N, R1E
LEGEND
Area Delineated
Data Point
Type 6/7 Wetland
Wetland A
Wetland B
DP1
DP2
DP3
DP4
Parcel 2
PID 80-311-0180
Parcel 1
PID-80-312-0110
Tenth Ave. W.
Third Street
Third Street
NOTES:
1. Wetland boundaries are subject to final approval by US Army Corps of Engineers
2. Contours derived from MNGEO Lidar Data: Contour interval is 2'
0'
40'
80'
120'
Tim Lederle Environmental LLC
18 Brandon Lane
Grand Marais, MN 55604
218-387-5270 lederle.enviro@gmail.com
Client:
Brian and Deb Bennett
P.O.Box 145
Hovland, MN 55606
Date: 07/27/2018
Job # 1812





RLK CROSSMEAN LTD
Duluth, MN
Ham Lake, MN
River Falls, WI
Minnetonka, MN
Phone: (218) 262-5525
Fax: (218) 262-5669
www.rlk-kuusisto.com
333 East 18th Street • P.O. Box 656 • Hibbing, MN 55746

SURVEYED RLK
DESIGNED HRL
DRAWN TRR
CHECKED

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOHN P. JAUNICK LIC. NO. 19807
DATE

REVISIONS

2ND STREET-9TH AVE WEST IMPROVEMENTS
GRAND MARAIS, MINNESOTA
3RD STREET

SHEET # 11
PROJECT # 200528SH

---------- Forwarded message ---------
From: **Mitch Travis** <mitch.travis@co.cook.mn.us>
Date: Fri, Jul 7, 2023 at 8:45 AM
Subject: RE: Cascade project
To: Richard Olson <rjo@richardjolson.com>, cityhall@boreal.org <cityhall@boreal.org>
Cc: Mark Knierim <mknierim@macalester.edu>

Thank you, Richard,

I hope that this email will suffice as my opinion on the matter for developing lot 80-311-0180 on west 3rd st.

While the delineation has almost expired, it is still a current and valid delineation. I would also say that it still accurately captures the wetland boundaries for the parcel. The expiration date is still useful as a guidance document for development even after the expiration date has passed, however it is no longer a legally defensible document after that point.

A variance would be the preferred alternative for this lot to allow the landowners to situate the home in the southwestern-most corner of the property. It would allow for the landowners to construct the home while demonstrating avoidance and minimization of impacts to the surrounding wetland resource. As an added benefit for the landowners, it appears likely that granting them the variance would help them to avoid the additional costs of requiring a wetland replacement plan to develop the property.

Mike, I encourage you to reach out to me if you have further questions or if you would like to have a more formal memo regarding the Knierim property.

Warm regards to all

Mitch Travis

Land Use & Wetlands Specialist
Cook County Minnesota
O: (218) 387-3634 | C: (218) 235-4109

Wetland Delineation Report

Client: Brian and Deb Bennett
Section 20, T61N, R1E
City of Grand Marais
Cook County, Minnesota

Delineator: Timothy E. Lederle
WDCP License # 1128
Report # 1812

July 30, 2018

Tim Lederle Environmental LLC
18 Brandon Lane, Grand Marais, MN 55604
218-387-5270
Lederle.enviro@gmail.com

Tim Lederle Environmental LLC
218-387-5270
Lederle.enviro@gmail.com

Client
Brian and Deb Bennett

County
Cook

Location
T 61N R 1E
Section 20

Acreage
0.33±

Dominant Tree Species
Trembling Aspen
Balsam Poplar

Wetlands Present?
Yes

Wetland Acreage
0.13±

Delineated
July 26, 2018

Two separate wetlands were found on the Bennett property, which consists of two separate lots within the city of Grand Marais

Of the 0.33± total acres delineated, approximately 0.13± acres are wetland, making up about 39% of the property. Wetland orientation is very similar to other sites near Grand Marais which have been delineated by the author

Vegetation in both the upland and wetland areas is typical of this location near Lake Superior. Balsam poplar, trembling aspen, and tag alder dominate in the wetlands; while paper birch and trembling aspen are predominant in the uplands

1. PURPOSE

For the purpose of future house development on either or both of the sites.

2. AREA DELINEATED

The area to be delineated is within two city lots in the City of Grand Marais. The two lots, which are not contiguous with each other, have parcel id's of 80-312-0110 (shown as parcel 1) and 80-311-0180 (shown as parcel 2). No survey markers were found for either parcel, so area delineated was estimated by distances from the centerlines of Third Street and Tenth Ave. W. The area delineated in no way represents the delineators' opinion of the actual property boundaries.

3. LOCATION

The project site location is as follows: Lots 10-12 of Block 12 & Lots 18-20 of Block 12; all within the Central Addition of the City of Grand Marais Plat; Section 20, T61N, R1E, Cook County, Minnesota. To Reach the site from the Cook County Courthouse travel west on Third Street for five blocks to the junction with Tenth Ave. W. The project site is located on the northwest corner of this intersection. Please see figure 1.

4. WETLAND SUMMARY

Two separate wetlands were found on the site and are described in more detail below. These two wetlands quite possibly merge to the north of the site.

Wetland A

Wetland A runs in a northwest to southeast direction across parcel 2. This wetland orientation is very common in Cook Count in areas near Lake Superior. Wetland A is a type 6 alder thicket, and vegetation consisted of a thin overstory of trembling aspen. Understory consisted of tag alder and red stemmed dogwood, with an herbaceous layer of lady fern, dew berry, and swamp current. Soils within the wetlands were not saturated within 12 inches of the soil surface at this time of year. Hydirc soil indicator F6 was found within the wetland. No NWI codes were found for this wetland, and NRCS soil codes A1-11D (hydric rating of 0) and B1-10A (hydric rating of 100) are present. Wetland boundaries were moderately defined by subtle slope breaks, and vegetative difference between lady fern and big-leaf aster.

Wetland B

Wetland B also runs in a similar direction as Wetland A, but in a more easterly direction. Wetland B is a type 6 alder thicket and type 7 hardwood swamp mix. Vegetation consisted of a relatively thick overstory of trembling aspen and balsam poplar. Understory consisted of tag alder and choke-cherry, with an herbaceous layer of lady fern, dewberry, raspberry, and swamp current. Soils within the wetlands were not saturated within 12 inches of the soil surface at this time of year. Hydirc soil indicator F6 was found within the wetland. No NWI codes were found for this wetland, and NRCS soil code B1-10A (hydric rating of 100) is present. Wetland boundaries were moderately defined by subtle slope breaks, and vegetative difference between lady fern and big-leaf aster.

Wetland Chart

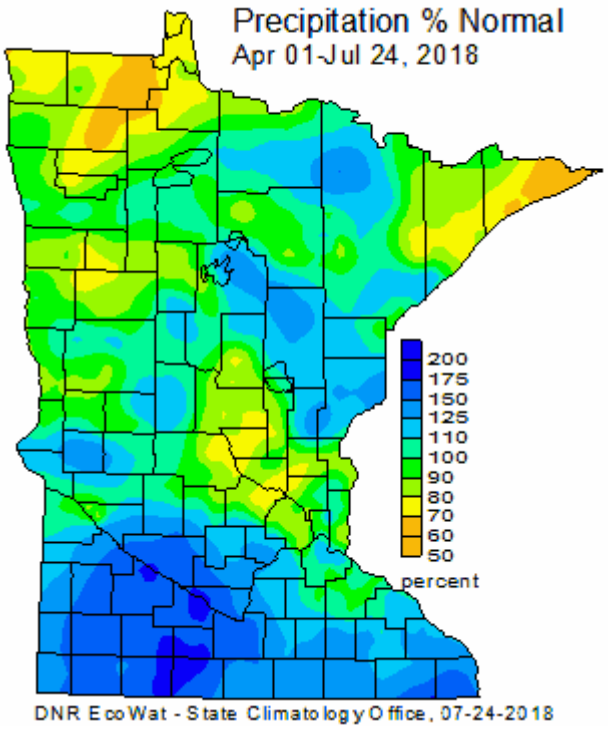
Wetland	Size	Wetland Type	Data Point	NRCS Codes
A	0.08 acres	6	DP1	A1-11D, B1-10A
B	0.05 acres	6/7	DP4	B1-10A
Totals	0.13 acres			

5. TOPOGRAPHY

The property is on a south-southeast facing slope, trending towards Lake Superior. This landscape orientation is very common along the North Shore of Lake Superior. Slope breaks were somewhat helpful in determining the wetland lines. Elevations on the property ranged from approximately 804 feet, along the northwest of parcel 2 to 794 feet on the southeast of parcel 1. Slopes are fairly consistent on the site aveaging around 2-3%. Slopes on the ground were measured with a clinometer, and from topographic maps. MNGEO lidar data was also used to determine slopes on the site.

6. HYDROLOGY

All surface runoff from the property flows to the south/southeast toward Lake Superior. GIS mapping of the site shows it in the Lake Superior North major watershed, and Grand Marais-Frontal Lake Superior HUC 12 watershed. Surface water from the site probably flows to Lake Superior via city storm water drains. No Primary wetland hydrology indicators were found on the site, although 2 secondary indicators were found at each wetland data point. Secondary hydrology indicators include: D2 (Geomorphic Position) and D5 (Fac-Neutral Test). Seasonal precipitation (since April 1, 2018) at the time of the delineation is running well below normal, and the US draught monitor has most of Cook County (as of July 24, 2018) as “abnormally dry”. Please see precipitation map below, provided by the Minnesota DNR web page (http://www.dnr.state.mn.us).



7. SOILS

Soils on the site were generally sandy loams and loamy fine sands. Soils on the site were somewhat shallow with soil depths ranging from 8-24" in most locations. Soil colors range from 10 YR 3/1 to 7.5 YR 4/4, with the latter colors being more prevalent within the upland soils. Hydirc soil indicators found on the site include: F6. Soil colors were determined using a Munsell Color Chart, and all soil test pits were dug to a depth of 16 inches, unless otherwise noted on the corresponding ACOE data sheets. All soil pits were dug with a soil auger.

NRCS soil survey data is available for the site, and shows three different soil types, summarized below

1. A1-11D Quetico, stony-Barto, stony-Rock outcrop complex
    - Setting: moraines
    - Typical soil profile: fine sandy loam over gravelly sandy loam
    - Landform position: back slope, shoulder, summit
    - Slopes: 15-35%
    - Natural drainage class: moderately well drained to well drained
    - Frequency of ponding: None
    - Hydric rating: 0
2. A1-20C Mesaba, stony-Greysolon outcrop complex

- Setting: moraines
- Typical soil profile: gravelly sandy loam over bedrock
- Landform position: backslope, summit, shoulder
- Slopes: 2-15%
- Natural drainage class: well drained to moderately well drained
- Frequency to ponding: None
- Hydric rating: 0

3. B1-10A Wahbegon, depressional-Eldes complex
    - Setting: depressions on moraines
    - Typical soil profile: mucky silt loam over loam
    - Landform position: concave
    - Slopes: 0-2%
    - Natural drainage class: very poorly drained
    - Frequency of ponding: frequent
    - Hydric rating: 100

The above soil descriptions were confirmed on site, with wetland soils being of the B1-10A type, and upland soils being either A1-20C or A1-11D. See figure 3, Hydric Rating by Map Unit.

8. VEGETATION

The wetland area of the site has vegetation very typical of type 6/7 wetlands. Dominant plants in the wetlands include: aspen, (*Populus tremuloides)*, balsam poplar (*Populus balsamifera*), balsam fir (*Abies balsamea*), tag alder (*Alnus incana),* red-stemmed dogwood *(Cornus alba)*, lady fern *(Atherium felix-femina),* scouring rush (*Equisetum pratnese)*, dew berry (*Rubus pubescens*), blue-joint grass (*Calamagrostis canadensis)*, and woolgrass (*Scirpus cyperinus)*. Dominant plants in the uplands include: Paper birch (*Betula papyrifera)*, trembling aspen (*Populus tremuloides),* hazelnut (*Corylus cornuta*), bigleaf aster (*Eurybia macrophylla*), bush honeysuckle (*Diervilla lonicera*), and sarasparilla *(Aralia nudicaulis)*,

9. WETLAND DELINEATION PROCEDURES

The following sources were consulted prior to field work on the site

- National Wetlands Inventory Maps (figure 1)
- NRCS Web Soil Survey (figure 3)
- Minnesota DNR 2' contour intervals (contours shown on wetland delineation map)
- Most recent air photograph of the site
- USGS Topo Map
- DNR Public Waters Map (figure 4)

This wetland delineation was done following guidelines laid out by the Army Corps of Engineers (ACOE) Wetlands Delineation Manual (Technical Report Y-87-1, 1987), and Northcentral and Northeast Regional Supplement Version 2.0 (document ERDC/EL TR-12-1, 2012). The routine small area method was used for this site, and sampling transects were not used due to the small size and easy accessibility of the site. Data points were marked on the ground with orange flagging tape. The property was delineated and mapped in late July of 2018. Soil pits were dug at each data point and noted on the enclosed wetland delineation map. Vegetative sampling points were also established at each data point and noted on the map. Plant dominance was determined using the 50/20 rule. Vegetative plot sampling sizes were: 30 feet for tree stratum, 15 feet for shrub stratum, and 5 feet for herbaceous stratum. ACOE Wetland Determination Data Forms for the Northcentral and Northeast Region were filled out for each data point and are included in this report. The wetland/upland boundary was flagged on the ground with pink wetland delineation flagging tape, and mapped with resource grade GPS equipment, with an accuracy of ±5 feet.

NOTES:

1. This wetland delineation is subject to final approval by the US Army Corps of Engineers and Cook County Planning and Zoning. Please do not make any land use decisions based on this delineation until it has received final approval.
2. ACOE Data Sheets for this report are filed with Cook County, and available upon request.

Figure 1

Location Map - NWI Wetlands

7/25/2018, 10:09:41 AM

1:9,028

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

prop2_spc

prop1_spc

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov, USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land

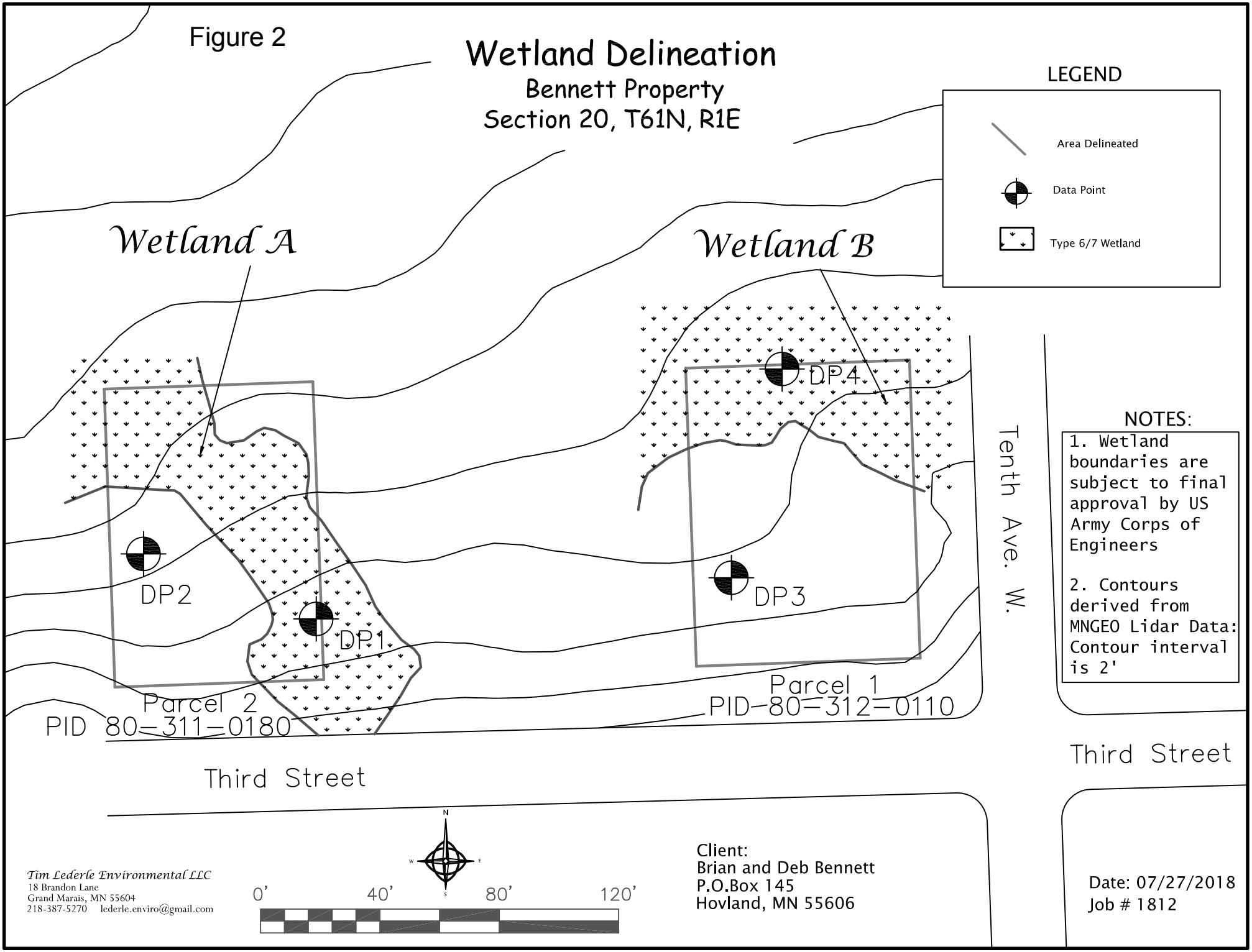
USGS

, 2018. | USGS TNM – National Structures Dataset. Data refreshed July, 2018. | USGS The National Map: Geographic Names Information System. Data refreshed July, 2018. | USGS TNM – US Topo. Data Refreshed April, 2018. | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov |

Figure 2

Wetland Delineation

Bennett Property
Section 20, T61N, R1E



NOTES:

1. Wetland boundaries are subject to final approval by US Army Corps of Engineers

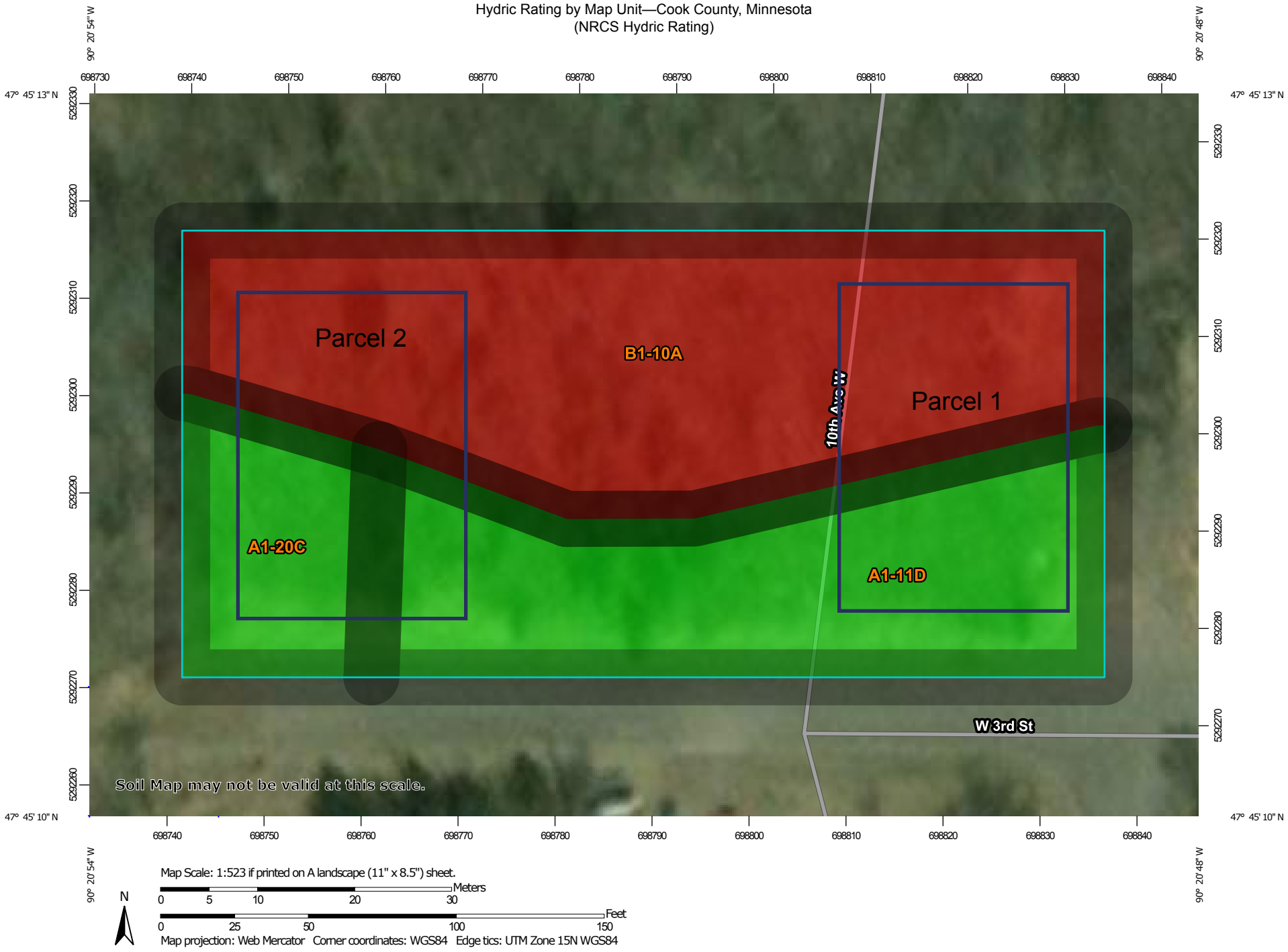
2. Contours derived from MNGEO Lidar Data: Contour interval is 2'

Tim Lederle Environmental LLC
18 Brandon Lane
Grand Marais, MN 55604
218-387-5270 lederle.enviro@gmail.com

Client:
Brian and Deb Bennett
P.O.Box 145
Hovland, MN 55606

Date: 07/27/2018
Job # 1812

Figure 3


Hydric Rating by Map Unit—Cook County, Minnesota
(NRCS Hydric Rating)
90° 20' 54" W
90° 20' 48" W
47° 45' 13" N
47° 45' 10" N
698730
698740
698750
698760
698770
698780
698790
698800
698810
698820
698830
698840
5292330
5292320
5292310
5292300
5292290
5292280
5292270
5292260
Parcel 2
B1-10A
Parcel 1
10th Ave W
A1-20C
A1-11D
W 3rd St
Soil Map may not be valid at this scale.
Map Scale: 1:523 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 5 10 20 30
Feet
0 25 50 100 150
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Minnesota
Survey Area Data: Version 12, Oct 4, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Aug 23, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
A1-11D	Quetico, stony-Barto, stony-Rock outcrop complex, 15 to 35 percent slopes	0	0.4	34.5%
A1-20C	Mesaba, stony-Greysolon-Rock outcrop complex, 2 to 15 percent slopes	0	0.1	12.1%
B1-10A	Wahbegon, depressional-Eldes complex, 0 to 2 percent slopes	100	0.6	53.5%
Totals for Area of Interest			**1.1**	**100.0%**

Figure 4

DNR Public Waters Map

7/27/2018, 9:36:53 AM

- prop2_spc
- prop1_spc
- watercourses_clip

1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S.

USGS

nsportation Dataset; U.S. Census Bureau – TIGER/Line; U.S. Forest Service. Data Refreshed July, 2018. | USGS TNM – National Structures Dataset. Data refreshed July, 2018. | USGS The National Map: Geographic Names Information System. Data refreshed July, 2018. | USGS TNM – US Topo. Data Refreshed April, 2018. |

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 1812 City/County: Grand Marais/Cook Sampling Date: 07/25/18

Applicant/Owner: Brian and Deb Bennett State: MN Sampling Point: DP1

Investigator(s): Timothy Lederle Section, Township, Range: 20, 61N, 1E

Landform (hillside, terrace, etc.): shallow swale Local relief (concave, convex, none): concave Slope %: 3

Subregion (LRR or MLRA): LRR K Lat: 47-45-12.00 Long: 90-20-52.47 Datum: WGS84

Soil Map Unit Name: A1-11D NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No x (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: A

Remarks: (Explain alternative procedures here or in a separate report.)
Conditions are drier than normal

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- x Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No x	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: DP1

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus tremula*	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Alnus incana*	50	Yes	FACW
2. *Acer spicatum*	10	No	FACU
3.			
4.			
5.			
6.			
7.			
	60	=Total Cover	
Herb Stratum (Plot size:)			
1. *Athyrium angustum*	25	Yes	FAC
2. *Rubus pubescens*	20	Yes	FACW
3. *Ribes triste*	15	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	70	x 2 =	140
FAC species	35	x 3 =	105
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	130 (A)		300 (B)

Prevalence Index = B/A = 2.31

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

_X_ 2 - Dominance Test is >50%

_X_ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 3/1		5YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations
14-20	7.5YR 4/4						Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ? Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ? Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 1812 City/County: Grand Marais/Cook Sampling Date: 07/25/18

Applicant/Owner: Brian and Deb Bennett State: MN Sampling Point: DP2

Investigator(s): Timothy Lederle Section, Township, Range: 20, 61N, 1E

Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope %: 5

Subregion (LRR or MLRA): LRR K Lat: 47-45-12.22 Long: 90-20-53.37 Datum: WGS84

Soil Map Unit Name: B1-10A NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No x (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Conditions are drier than normal

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No x	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: DP2

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus tremula*	30	Yes	FAC
2. *Abies balsamea*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Acer spicatum*	30	Yes	FACU
2. *Corylus cornuta*	20	Yes	FACU
3. *Alnus incana*	5	No	FACW
4.			
5.			
6.			
7.			
	55	=Total Cover	
Herb Stratum (Plot size:)			
1. *Diervilla lonicera*	40	Yes	UPL
2. *Eurybia macrophylla*	20	Yes	UPL
3. *Rubus idaeus*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	70	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	50	x 3 =	150
FACU species	50	x 4 =	200
UPL species	60	x 5 =	300
Column Totals:	165 (A)		660 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5YR 3/2						Loamy/Clayey	gravelly
12-20	7.5YR 4/4						Loamy/Clayey	gravelly

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 1812 City/County: Grand Marais/Cook Sampling Date: 07/25/18

Applicant/Owner: Brian and Deb Bennett State: MN Sampling Point: DP3

Investigator(s): Timothy Lederle Section, Township, Range: 20, 61N, 1E

Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope %: 6

Subregion (LRR or MLRA): LRR K Lat: 47-45-12.07 Long: 90-20-50.49 Datum: WGS84

Soil Map Unit Name: A1-11D NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No x (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Conditions are drier than normal

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No x	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: DP3

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus tremula*	40	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Acer spicatum*	20	Yes	FACU
2. *Corylus cornuta*	20	Yes	FACU
3. *Populus tremula*	20	Yes	FAC
4.			
5.			
6.			
7.			
	60	=Total Cover	
Herb Stratum (Plot size:)			
1. *Eurybia macrophylla*	20	Yes	UPL
2. *Athyrium angustum*	20	Yes	FAC
3. *Rubus idaeus*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	50	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 57.1% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	90	x 3 =	270
FACU species	40	x 4 =	160
UPL species	20	x 5 =	100
Column Totals:	150 (A)		530 (B)

Prevalence Index = B/A = 3.53

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	7.5YR 3/2						Loamy/Clayey	
2-14	7.5YR 3/3						Sandy	
14-20	5YR 4/4						Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 1812 City/County: Grand Marais/Cook Sampling Date: 07/25/18

Applicant/Owner: Brian and Deb Bennett State: MN Sampling Point: DP4

Investigator(s): Timothy Lederle Section, Township, Range: 20, 61N, 1E

Landform (hillside, terrace, etc.): shallow swale Local relief (concave, convex, none): concave Slope %: 4

Subregion (LRR or MLRA): LRR K Lat: 47-45-12.75 Long: 90-20-50.21 Datum: WGS84

Soil Map Unit Name: B1-10A NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No x (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: B

Remarks: (Explain alternative procedures here or in a separate report.)
Conditions are drier than normal

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- x Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No x	Depth (inches): ____
Water Table Present?	Yes ____	No x	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No x	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: DP4

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus tremula*	30	Yes	FAC
2. *Populus balsamifera*	25	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	55	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Alnus incana*	50	Yes	FACW
2. *Prunus virginiana*	5	No	FACU
3.			
4.			
5.			
6.			
7.			
	55	=Total Cover	
Herb Stratum (Plot size:)			
1. *Athyrium angustum*	30	Yes	FAC
2. *Rubus pubescens*	20	Yes	FACW
3. *Rubus idaeus*	10	No	FAC
4. *Eurybia macrophylla*	5	No	UPL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	95	x 2 =	190
FAC species	70	x 3 =	210
FACU species	5	x 4 =	20
UPL species	5	x 5 =	25
Column Totals:	175 (A)		445 (B)

Prevalence Index = B/A = 2.54

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

_X_ 2 - Dominance Test is >50%

_X_ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	7.5YR 3/1		5YR 4/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
14-20	7.5YR 4/4						Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ? Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ? Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Patrick Knight, Communications Director
DATE: July 28, 2023
SUBJECT: Gecas Conditional Use Request

Request: Cassidy Gecas is requesting a conditional use permit to relocate a cabin to a property zoned Highway Mixed Use.

Location of Property: 1617 West Highway 61 Grand Marais, MN. The property is legally described as Part S 1/2 Of Ne/Sw N Of Hwy Bk 137 Pg

Condition of Property: This property is zoned Highway Mixed Use is currently being used to operate a campground and bar and grill. Neighboring uses include residential, lodging and commercial uses.

Items To Be Considered: In the City of Grand Marais a conditional use permit can be granted only if all of the following apply:

1. The use conforms to the land use or comprehensive plan of the City.
2. The use is compatible with the existing neighborhood.
3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district.
4. The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

Relevant Zoning Purpose Statement:

152.08 HMU Highway Mixed Use District

> Purpose. The HMU Highway Mixed Use District is intended to provide areas for a broad mix of uses suitable for a highway corridor outside of the core downtown, including auto-oriented commercial, service, light industrial, warehousing, lodging, and higher density residential uses. The uses and/or scale of development in this district will generally require or benefit from direct highway access and will be designed to provide a buffer area for adjacent development that is a different use and/or scale.

Principal uses by conditional use permit. Buildings or land may be used for the following if granted a conditional use permit as provided in § 152.48:

- Improvements to existing dwellings as regulated in § 152.04;
- Light manufacturing and processing operations, excluding sawmill operations;
- One-family dwellings; and
- Enclosed warehousing structures.

Relevant Comprehensive Plan Section:

COMMERCIAL AREAS

Goals

1. To provide commercial facilities which meet needs of residents and visitors.

2. To provide commercial growth opportunities.

3. To ensure that new commercial activities are developed in harmony with the unique natural environment of Grand Marais and the North Shore.

4. To Provide for commercial development that reflects the quality "northwoods" environment.

5. To provide for commercial development that will create all season tourist activities.

Policies

- Commercial development should be compatible with surrounding uses, natural topography, vegetation and shoreland environment.

- Full utilization of developed commercial areas should be encouraged before expansion into undeveloped areas is allowed.

Community Vision

---

1. Support and enhance local business
2. Encourage expansion of sustainable energy uses
3. Develop access to housing that all people can afford throughout their lives
4. Expand education for the mind, body, and soul
5. Invest in safe, people-friendly infrastructure that supports active living
6. Enhance the community's deep connection to the outdoors, and active engagement of the environment

City of Grand Marais

Application for Conditional Use Permit

Name of Applicant:	Cassidy Gecas
Mailing Address:	16444 county Rd 14 Grand Marais, MN
Property Address:	1615 W. Hwy 61 Grand Marais, MN
Legal Description:	Part S 1/2 of NE/SW N of Hwy BK 137 P6

Applicant is: ☑ Owner ☐ Buyer ☐ Agent ☐ Other (explain)

Current use of property:	Bar, Restaurant, Employee housing
Intended use of property:	Bar, Restaurant, Employee housing
Use and Character of surrounding property:	Commercial and residential
Brief summary of why a conditional use permit is required:	I need to transport a cabin to the property and place it in the back lot. It will be used for year round employee housing. Built on Pads/Blocks

A conditional use permit may be granted only upon findings of all of the following criteria. Summarize the facts as to your property in regards to each of the factors, using additional sheets as necessary.

1. Facts showing the use conforms to the land use or comprehensive plan of the City:

We need employee housing for almost every business in town. So I'm making my own where multiple cabins use to sit years ago.

2. Facts showing the use is compatible with the existing neighborhood:

Resorts, Motels, Commercial business and a soon to be apartment buildings are all neighboring.

3. Facts showing the use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district:

20' from West property lines, and 60' from north secluded to my property and not visable from neighbors.

4. Facts showing the location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area:

Large lots at the top of the hill make it so businesses have the space to create employee housing.

Dated:	Applicant(s) signature(s):
6.7.23	[signature]
	Owner (if other than applicant)
	Owner (if other than applicant)

This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.

(Do Not Write Below This Line)

This foregoing conditional use permit application, accompanied by a fee of $ 200, was received and determined to be complete this 7 day of June, 2023

[signature]

On Behalf of the City of Grand Marais

CITY OF GRAND MARAIS
LAND USE PERMIT APPLICATION

Application Number:

A. GENERAL INFORMATION

Owner(s) Name(s): (Last, First, M.I.)	Building Contractor's Name and License Number:	
Gecas, Cassidy, F	Cedar + Stone, LLC	
Mailing Address: 1644 County Rd 14 Grand Marais MN	Street Address of Subject Property: 1615 W. Hwy 61 Grand Marais, MN	
Daytime Telephone Number: 2183700569	Evening Telephone Number:	Access to property:

B. PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Lot(s) _____; Block _____; Plat Name: _____

OR: Part 5 1/2 of NE/SW N of Hwy BK 137 PG

In Government Lot _____, or _____ 1/4 of _____ 1/4; Section: 20; Township: 61N; Range: 1E east)(west) of the 4th P.M.

Zone District: _____ Highway / Road / Street: _____

Parcel Identification Number: 80-020-3100

C. PROJECT INFORMATION

1. Type of Project
- A. ☐ New Building
- B. ☐ Addition
- C. ☑ Relocation
- D. ☐ Foundation Only
- E. ☐ Fence
- F. ☐ Other (specify)

2. Proposed Use:
- A. ☐ Single Family
- B. ☐ Multiple Family
- C. ☐ Public
- D. ☐ Commercial
- E. ☐ Industrial
- F. ☑ Other (specify) Employee housing

3. Lot Dimension Data

A.	Area in squared feet or acres:	
B.	Lot width at building line:	ft
C.	Lot depth:	ft
D.	Lake/Stream setback:	ft
E.	Vegetation setback:	ft
F.	Road setback:	ft
G.	Right of way setback:	ft
H.	Side lot setback:	ft
I.	Rear lot line setback:	ft

4. Lake/Stream Name: _____

5. Lake/Stream I.D. Number: _____

6. If the building site is substandard under the current zoning ordinance, do you claim that the lot is "grandfathered" in?
☐ Yes ☐ No
Explain: _____

7. Structure Type:
- A. ☑ Residence
- B. ☐ Garage
- C. ☐ Office
- D. ☐ Storage
- E. ☐ Commercial
- F. ☐ Industrial
- G. ☐ Warehouse
- H. ☐ Deck

8. Sewage Disposal:
- A. ☑ Public
- B. ☐ Drainfield
- C. ☐ Holding Tank
- D. ☐ Alternative System

9. Water Supply:
- A. ☑ Public
- B. ☐ Private Well

D. STRUCTURE DATA

1. Structure Dimensions:		2. Type of Construction:	
A. Length:	22 ft	☑ Wood Frame	☐ Pole Building
B. Width:	18 ft	☐ Masonry	☐ On-site Prefab
C. Area:		☐ Metal	☐ Off-site Prefab
Basement:	ft	☐ Log	☐ Other (specify)
First Floor:	396 ft		
Second Floor:	ft		
Total Area:	396 ft		

3. Documents Attached
- ☑ Sketch Plan
- ☐ Elevation View
- ☐ Plan View
- ☐ Lot Survey
- ☐ Other (specify)

4. Maximum Building Height: 15'

5. Cost of Improvements: $ 5000

I hereby certify with my signature that all data on my application form, and all attached plans and specifications, are true and correct to the best of my knowledge.

Signature of applicant(s) — Date: 6·7·23

Please be as complete as possible. Include all of the items listed below where possible:

General Checklist
- ☐ Scale
- ☐ North Arrow
- ☐ Lot dimensions
- ☐ Structure location
- ☐ Lot setback
- ☐ Road setback
- ☐ Lot survey
- ☐ 1 Set of Blueprints
- ☐ 1 Set of 8 1/2 x 11 reduced blueprints

Water Resource Checklist
- ☐ Location of floodway
- ☐ Location of flood fringe
- ☐ Ordinary high water mark
- ☐ Setback from OHWM
- ☐ Present water line
- ☐ Existing known drainage
- ☐ Location of wetland areas
- ☐ Location of sewer & water connections

DO NOT WRITE BELOW THIS LINE

I hereby certify that the applicant herein has applied and paid for all permits required by the Grand Marais Public Utilities Commission in connection with the project described herein. BY:_____ Signature of Director of Public Works, City of Grand Marais	Fee of $_____Paid Date_____
Remarks:	

The attached Application for Permit is hereby: ☐ Approved ☐ Denied

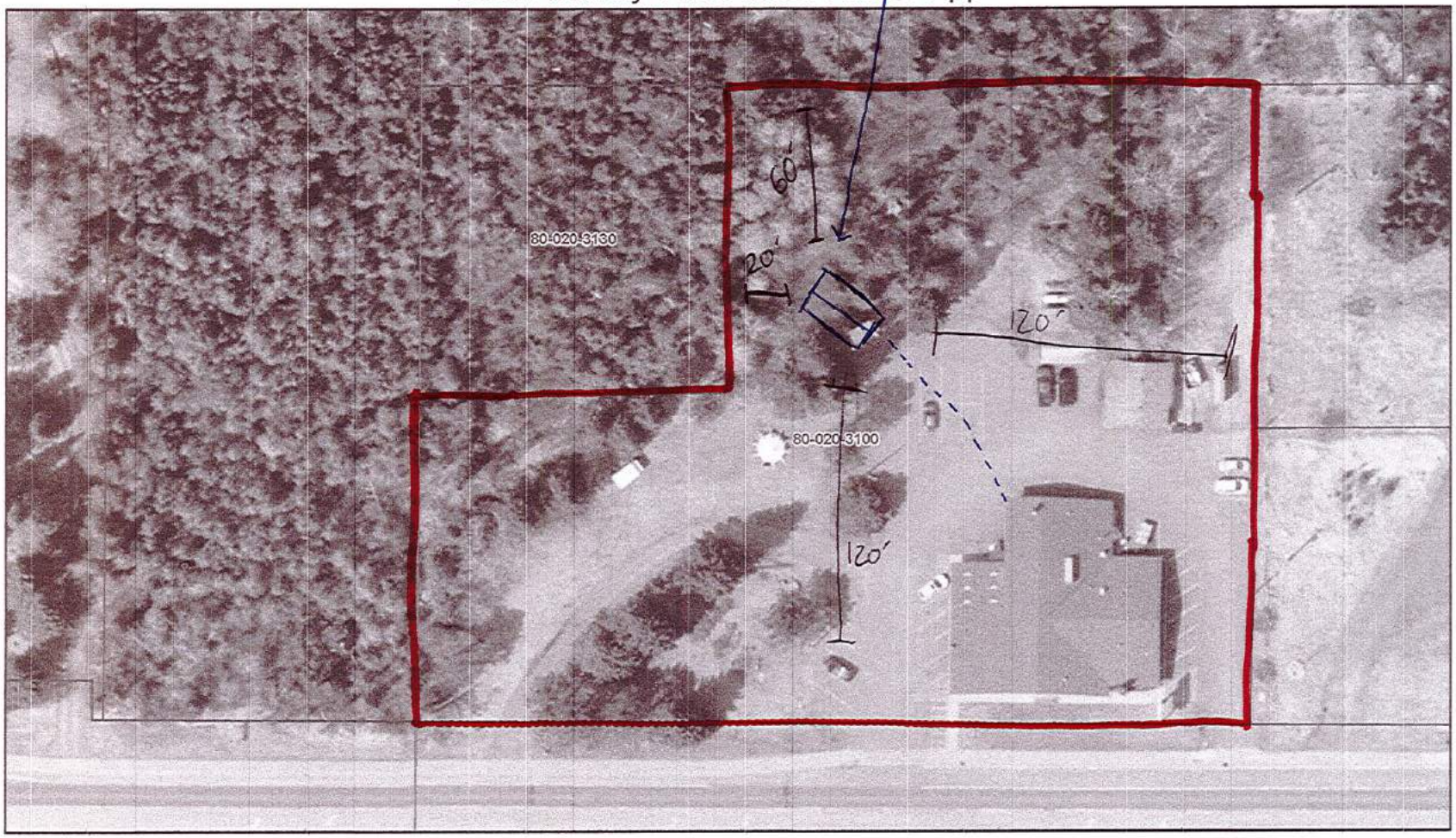
All in accordance with the application, addendums, plans, specifications, drawings, and all other supporting data, unless specified in the general or special conditions hereafter.

BY:_____ Date_____
Signature of Zoning Administrator, City of Grand Marais

NOTE: LAND USE PERMITS EXPIRE ONE (1) YEAR FROM THE DATE OF ISSUANCE

Cabin location

Cook County Tax Parcel Finder App



6/7/2023, 10:31:23 AM

Tax Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Proposed Water + Sewer lines to Existing building

4 - 3 PITCH ROOF

8'-9"

9'

24'

6'

8'-4"

5'-2"

17'

8'-4"

8'-4"

30'-8"